



TOWN OF WEST HARTFORD PLAN OF CONSERVATION AND DEVELOPMENT UPDATE

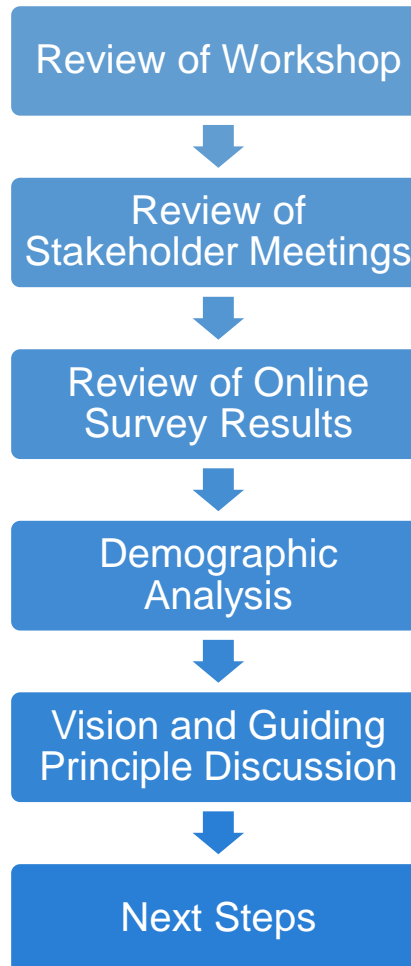
FITZGERALD & HALLIDAY INC.



MONTHLY LEADERSHIP TEAM MEETING – 2019 POCD

11/17/18

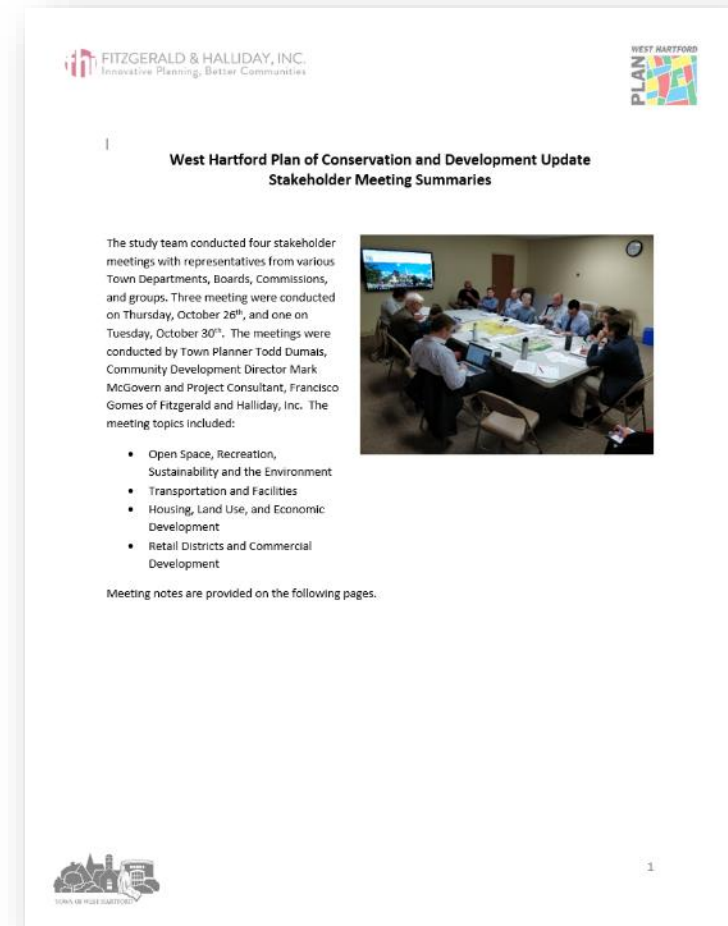
MEETING AGENDA



STAKEHOLDER MEETING SUMMARIES

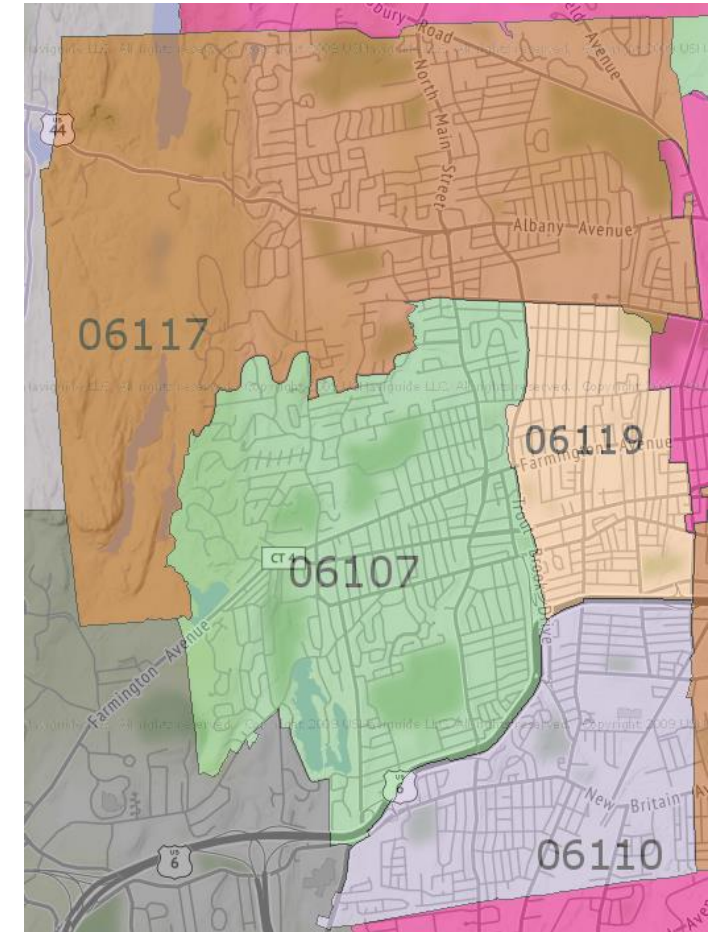
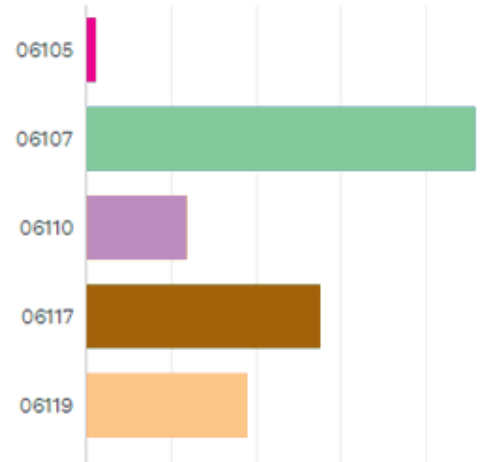
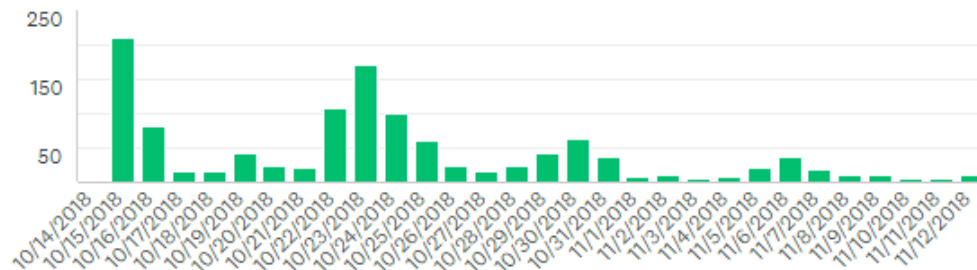
Meetings were conducted with department staff, board and commission members and other key stakeholders:

- Open Space, Recreation, Sustainability and the Environment
- Transportation and Facilities
- Housing, Land Use, and Economic Development
- Retail Districts and Commercial Development



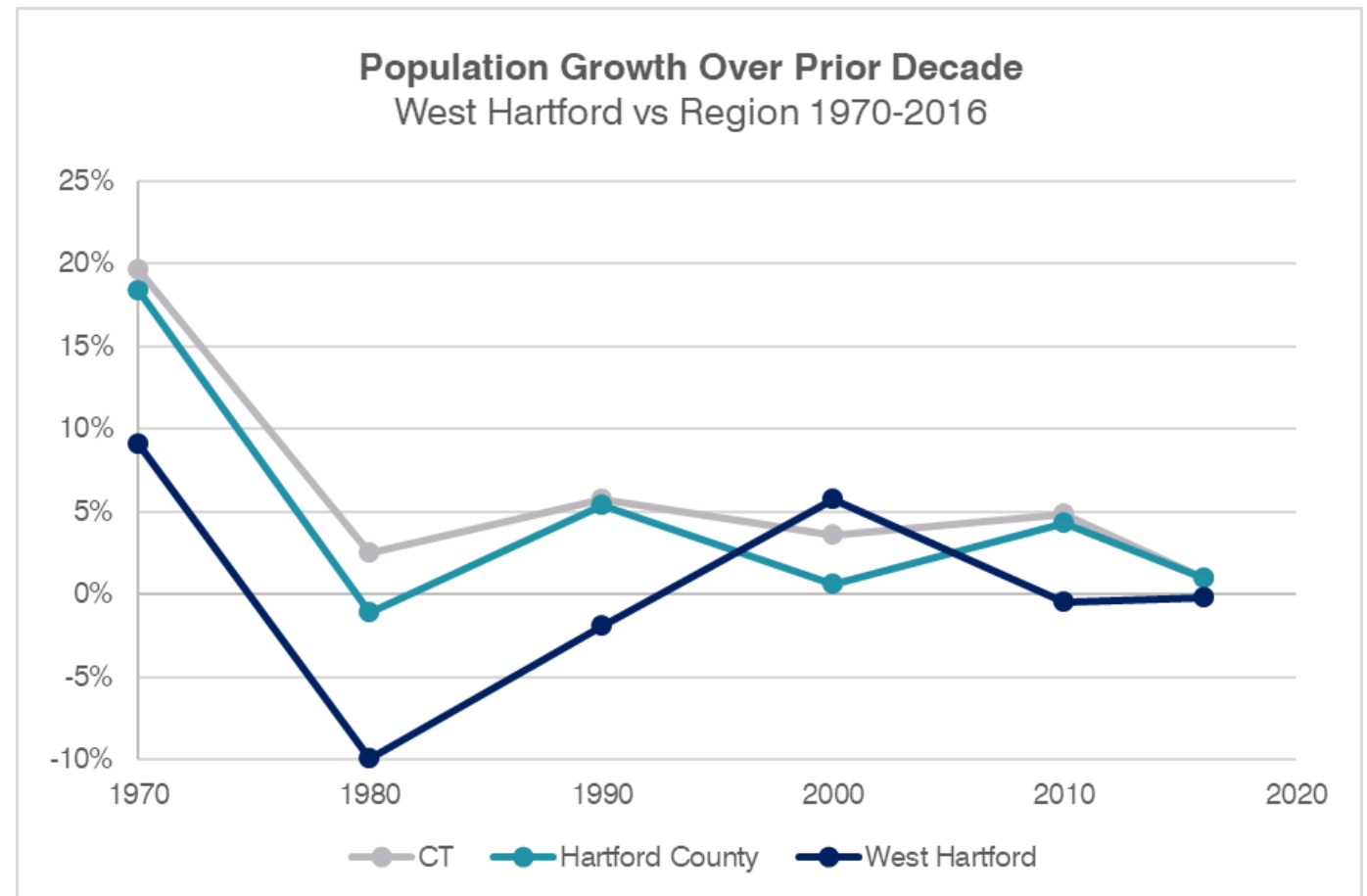
ONLINE SURVEY RESULTS

- Over 1,200 responses received to date
- The 06107 zip code area was most represented in the survey



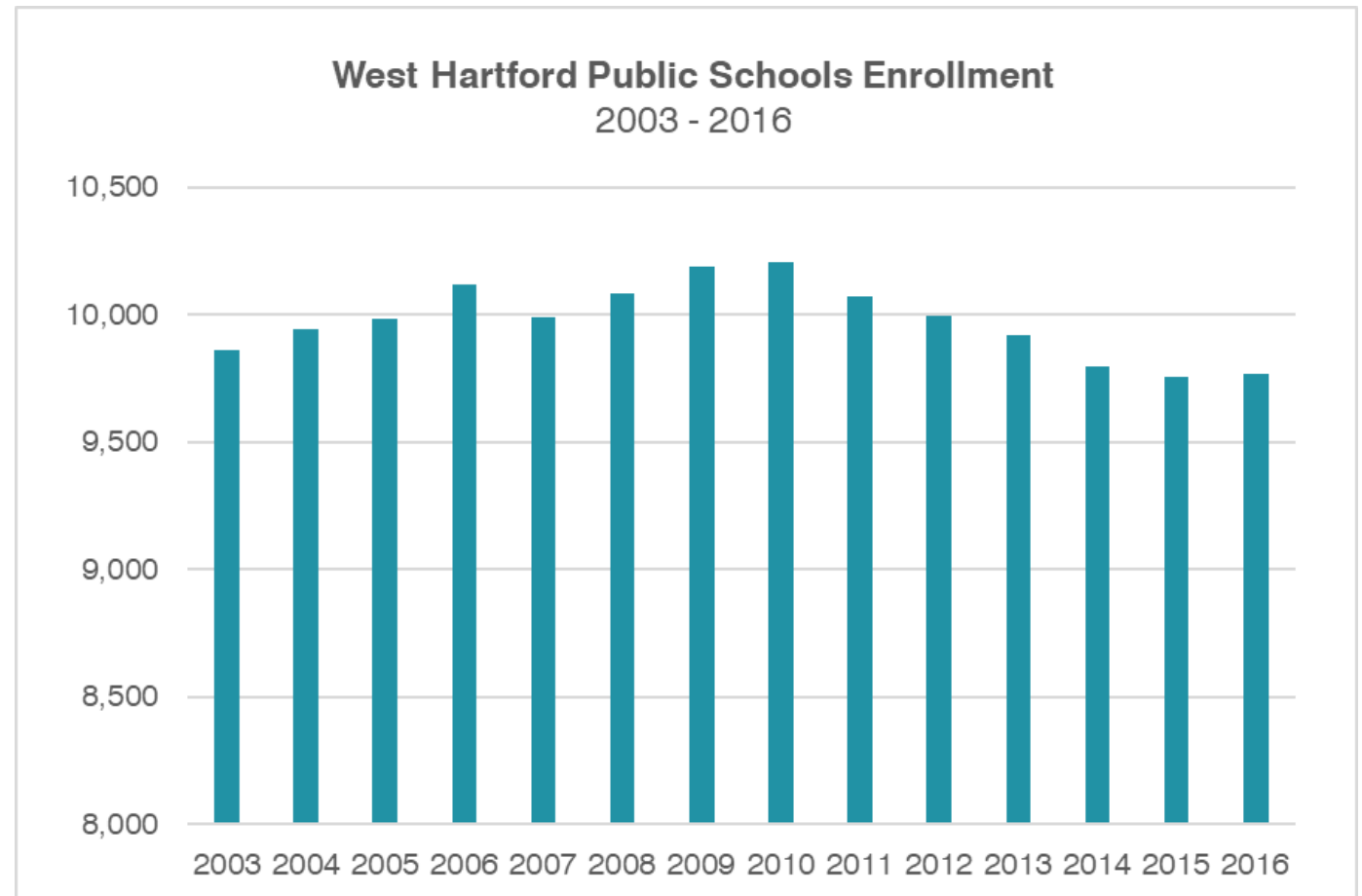
DEMOGRAPHICS: POPULATION GROWTH

- Population has been flat since 2010
- Growth was positive through the 1990's and 2000's, reversing losses from the 1970's and 1980's
- The 1990's are the only decade where West Hartford experienced a greater percentage of population growth than the county or state



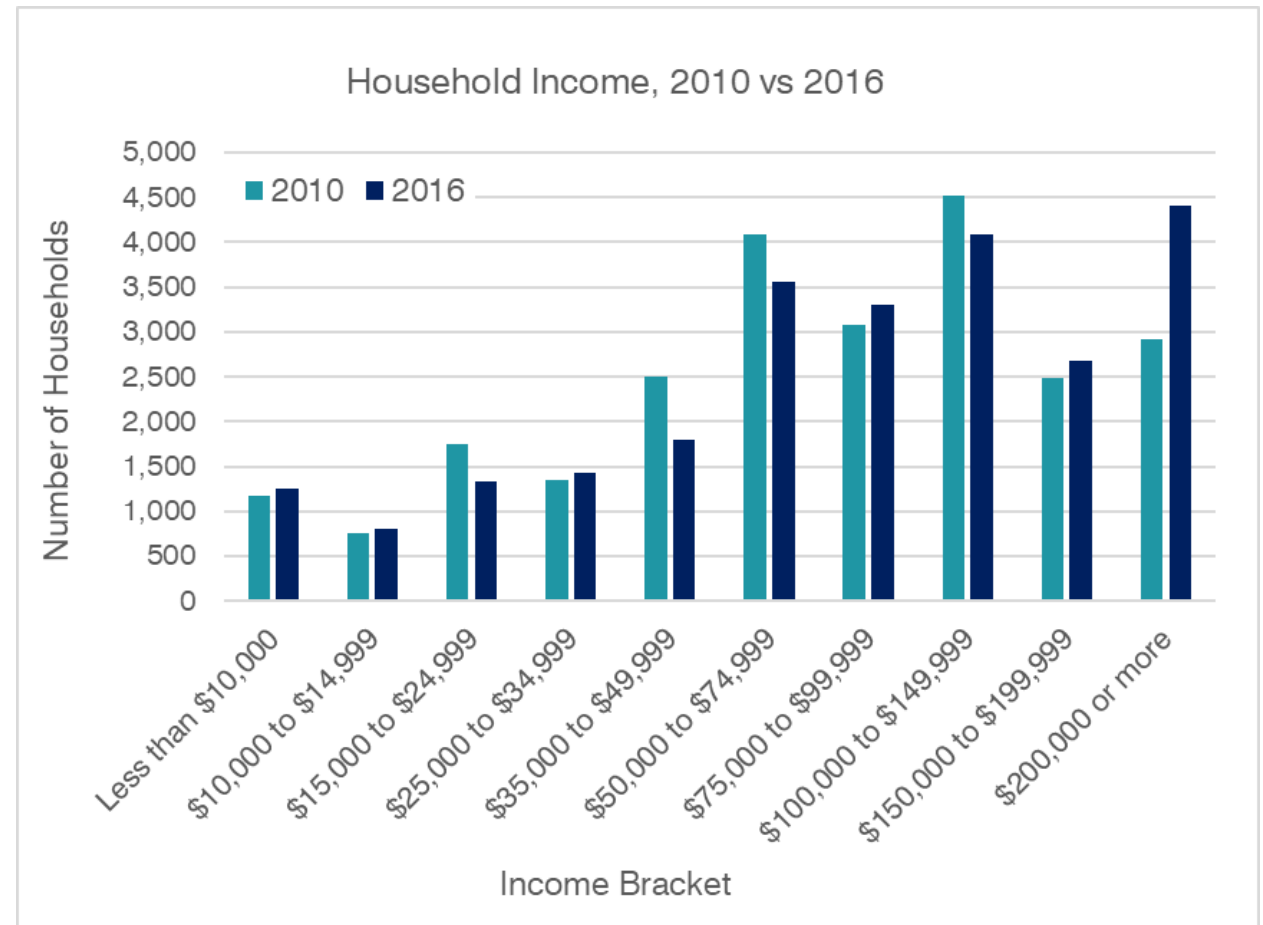
DEMOGRAPHICS: SCHOOL ENROLLMENT

- School enrollment has contracted since 2010, after several years of increases



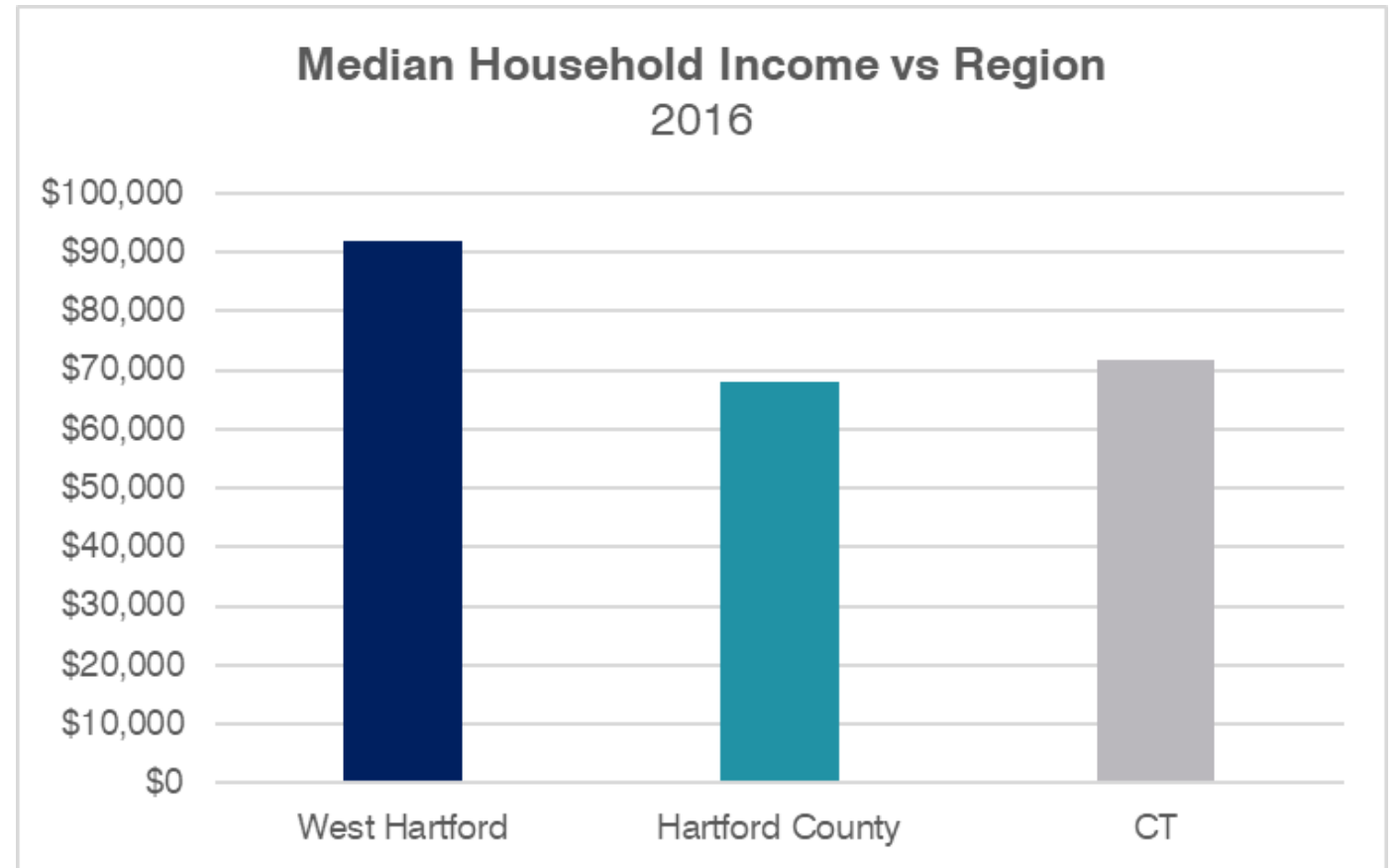
DEMOGRAPHICS: HOUSEHOLD INCOME

- Households with incomes lower than \$75k have shrunk since 2010
- The greatest gains were seen in households making \$200,000 or more



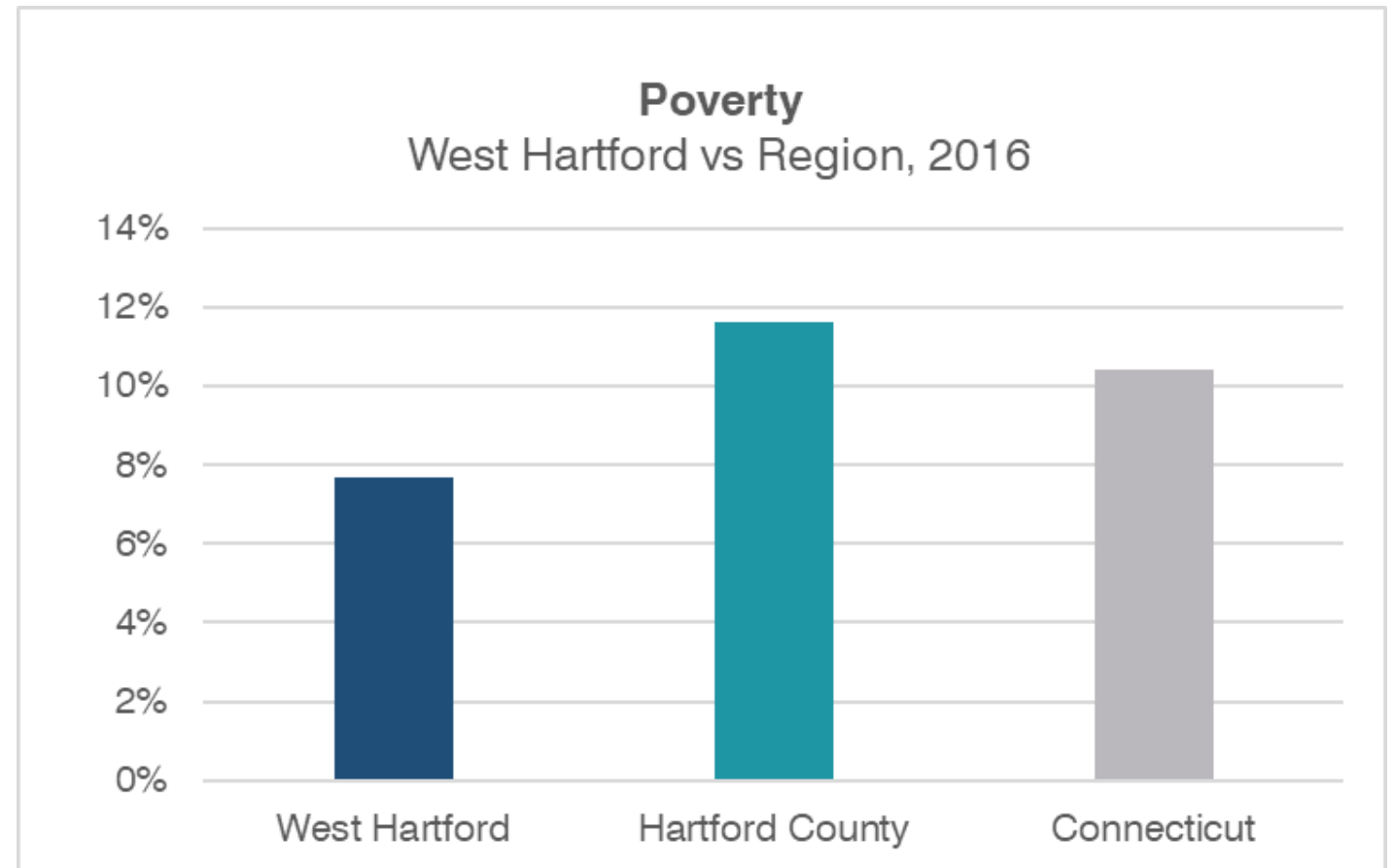
DEMOGRAPHICS: HOUSEHOLD INCOME

- Household incomes are significantly higher than both the county and state



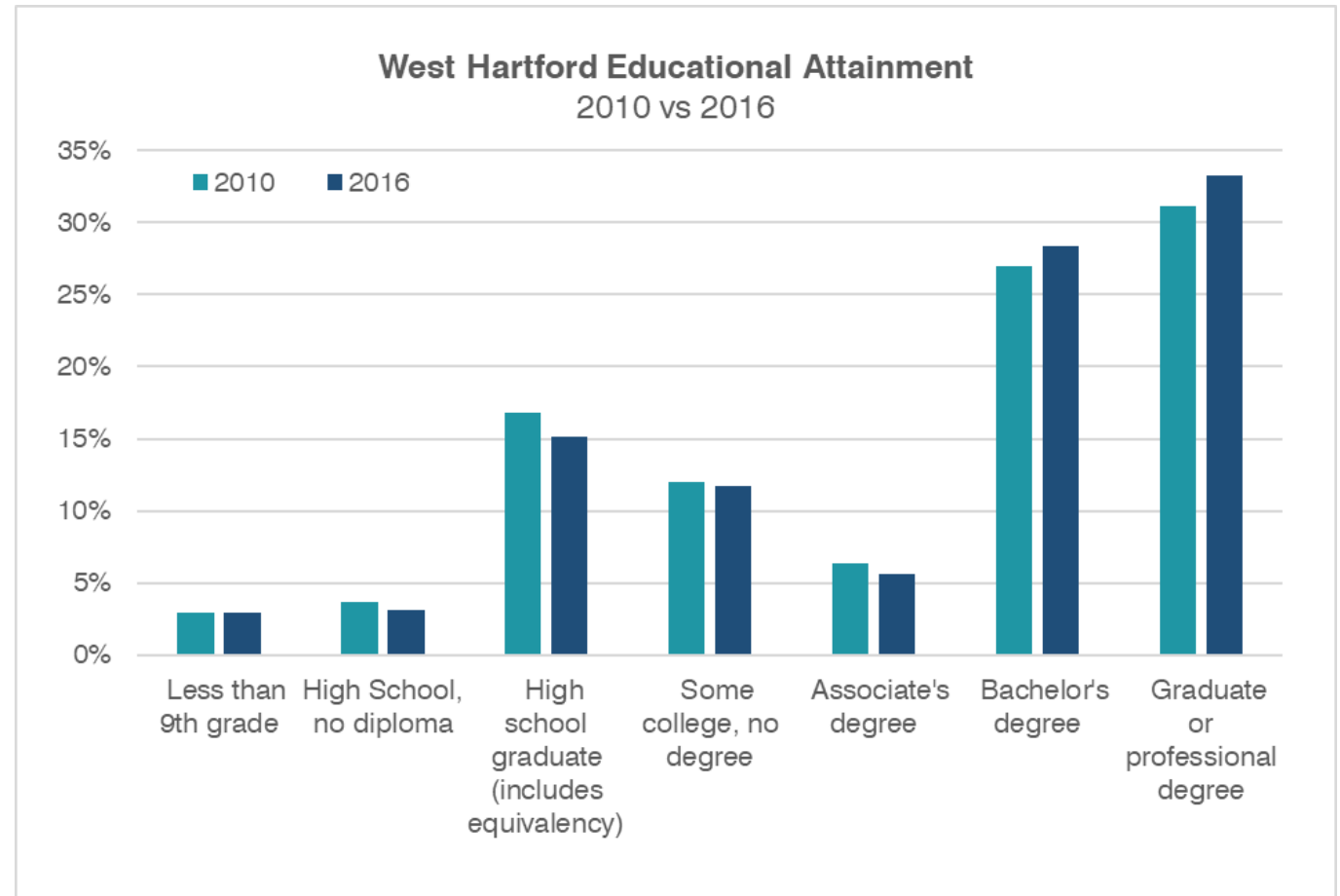
DEMOGRAPHICS: POVERTY

- Poverty rates are lower than both the county and state



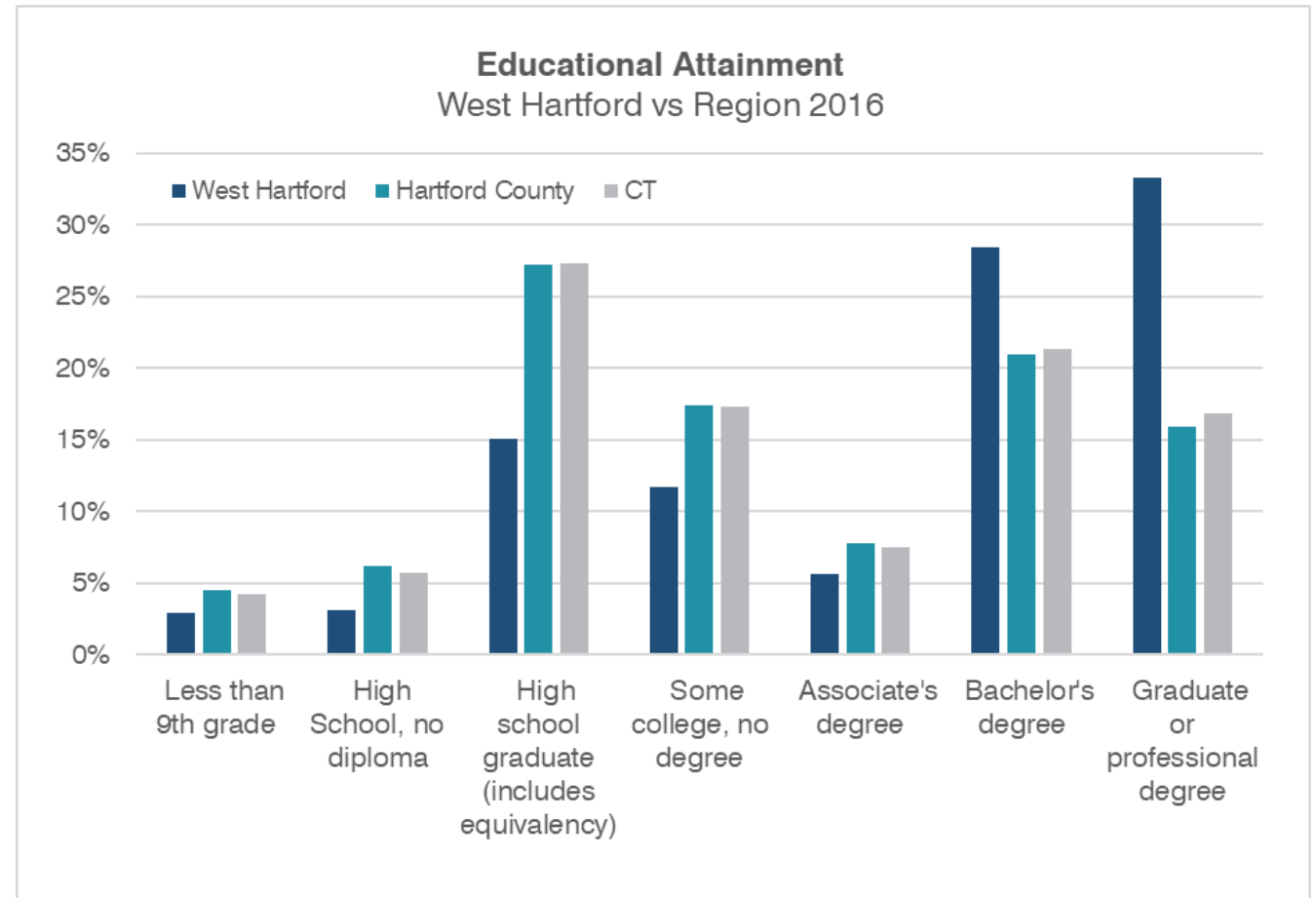
DEMOGRAPHICS: EDUCATIONAL ATTAINMENT

- The town is shifting towards a more highly educated population



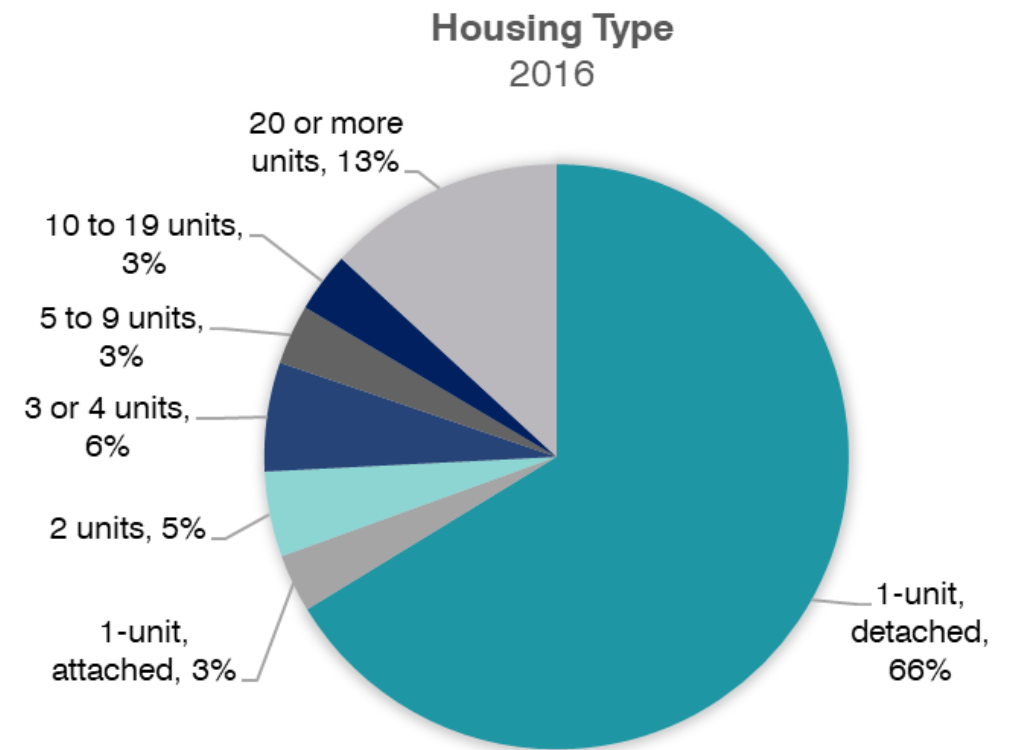
DEMOGRAPHICS: EDUCATIONAL ATTAINMENT

- The town population is significantly more educated than both the county and state, especially so at the graduate and professional degree level of education



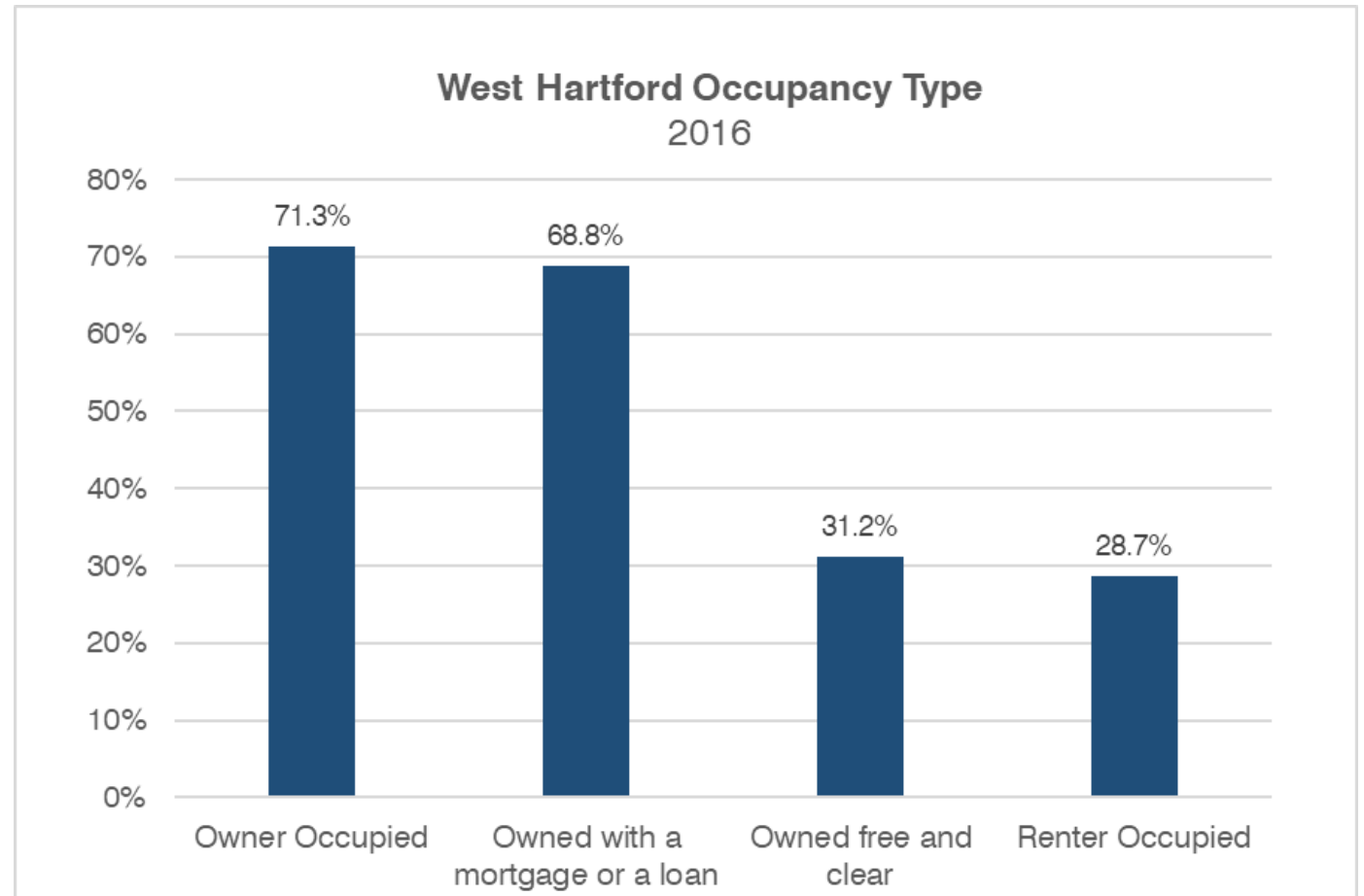
DEMOGRAPHICS: HOUSING TYPE

- Two-thirds of the town's dwelling units are in single-family residences.
- 13% of dwelling units are in buildings with 20 or more units.



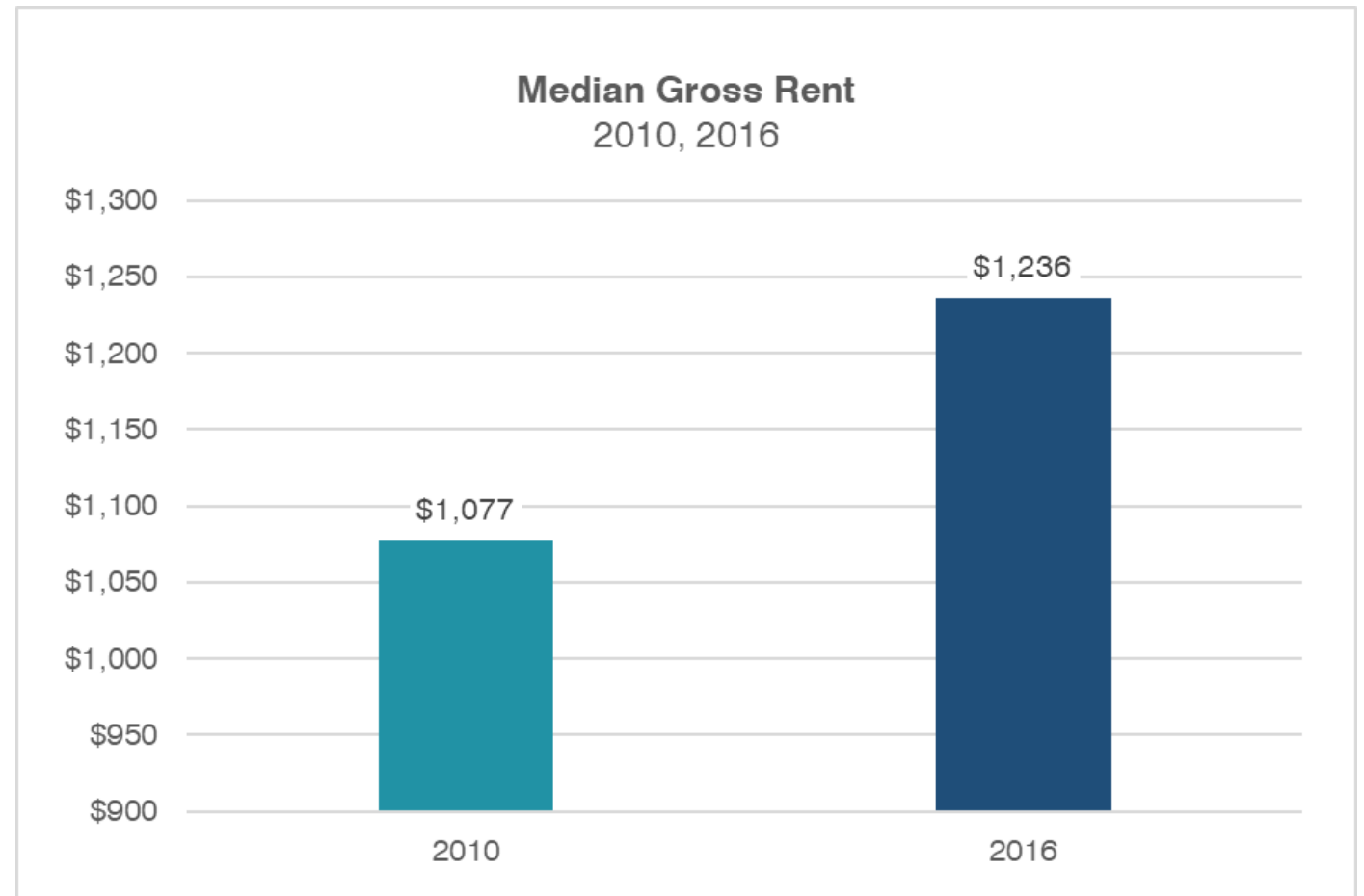
DEMOGRAPHICS: HOUSING TYPE

- 71% of homes are owner occupied
- One-third of owned homes are owned free and clear of a mortgage or loan



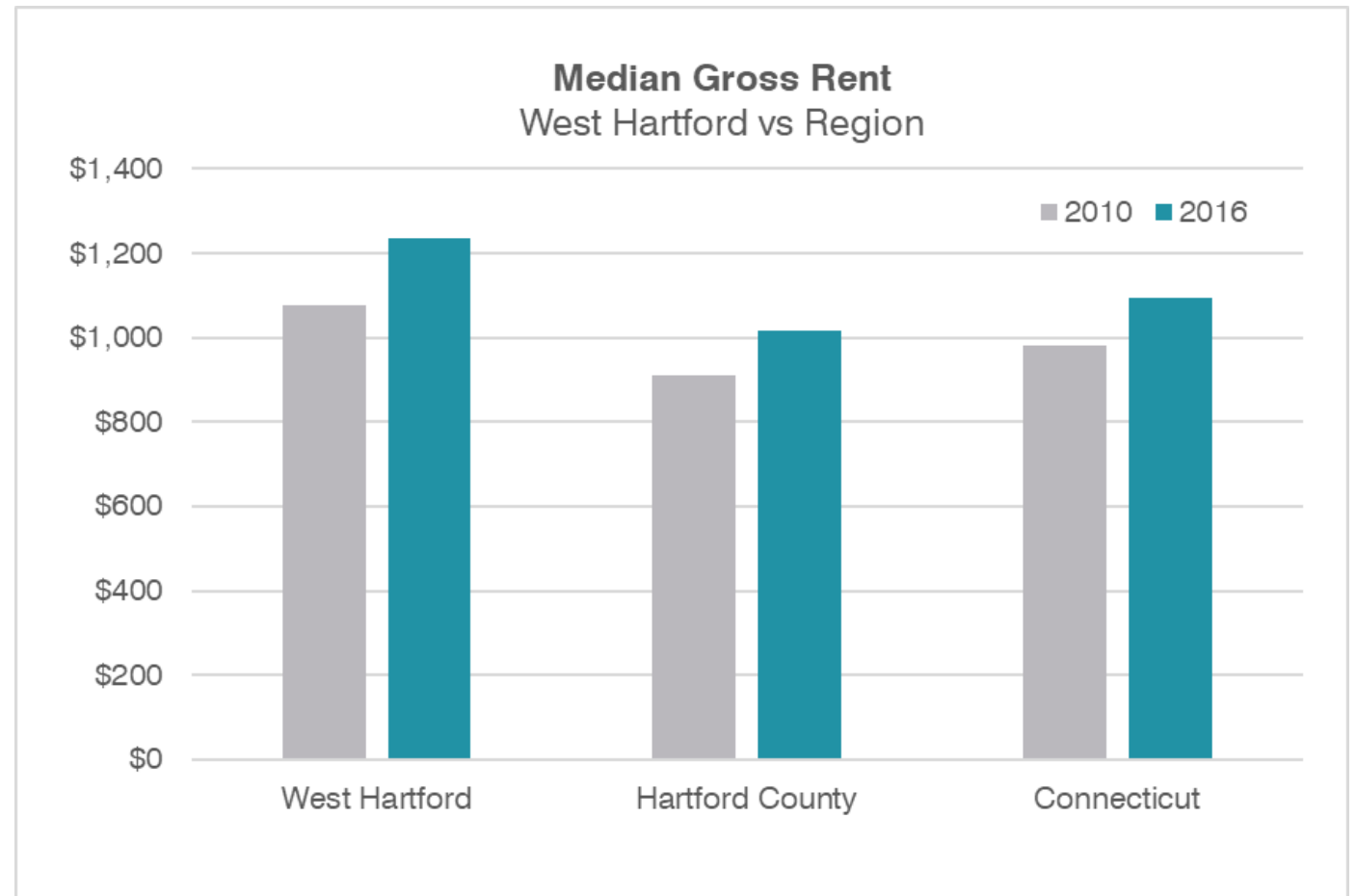
DEMOGRAPHICS: MEDIAN GROSS RENT

- Rents have increase by 15% since 2010, outpacing inflation by six percentage points



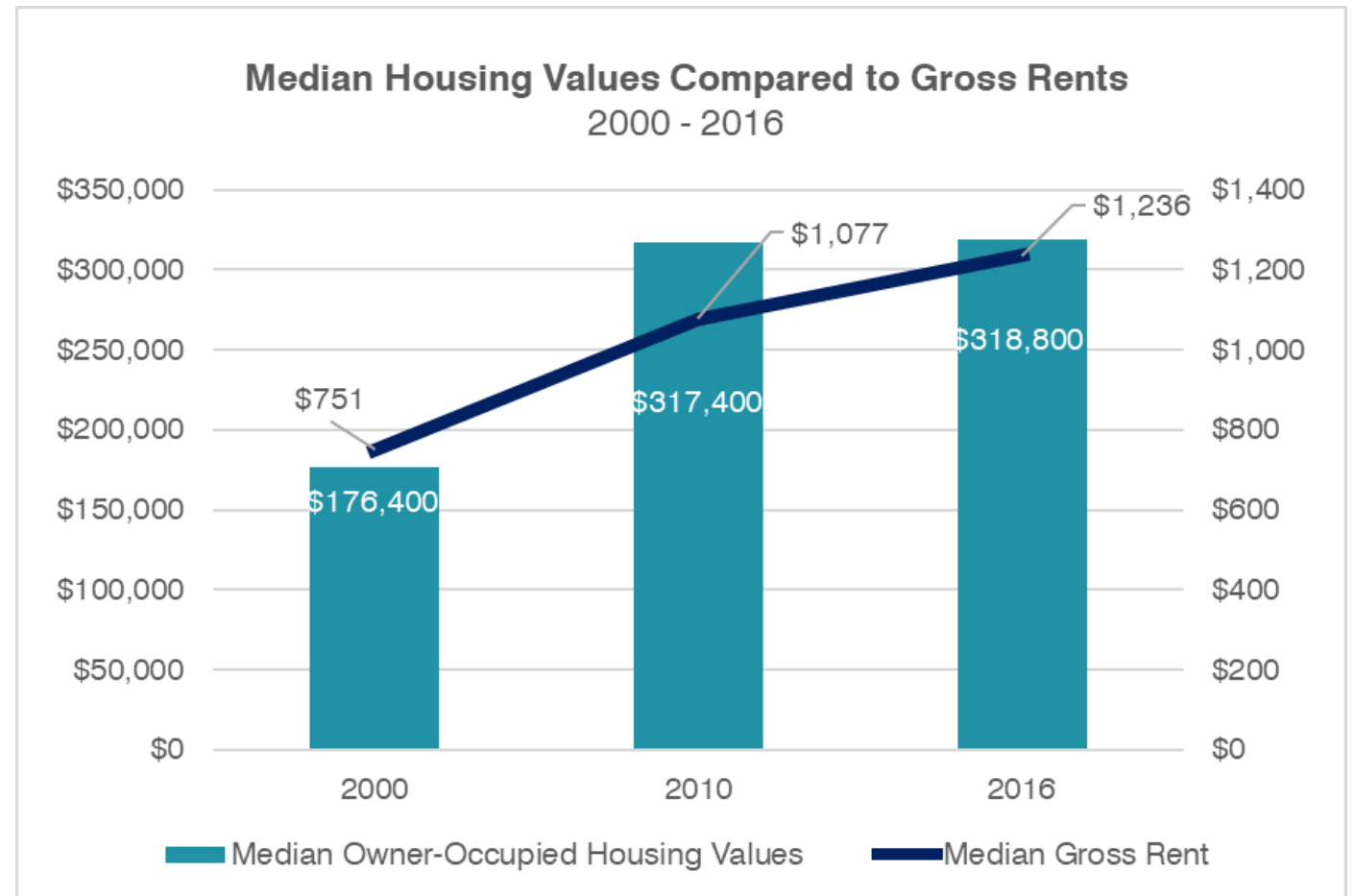
DEMOGRAPHICS: MEDIAN GROSS RENT VS REGION

- Increase in rents are consistent with, but exceed both the county and state in growth and rental cost.



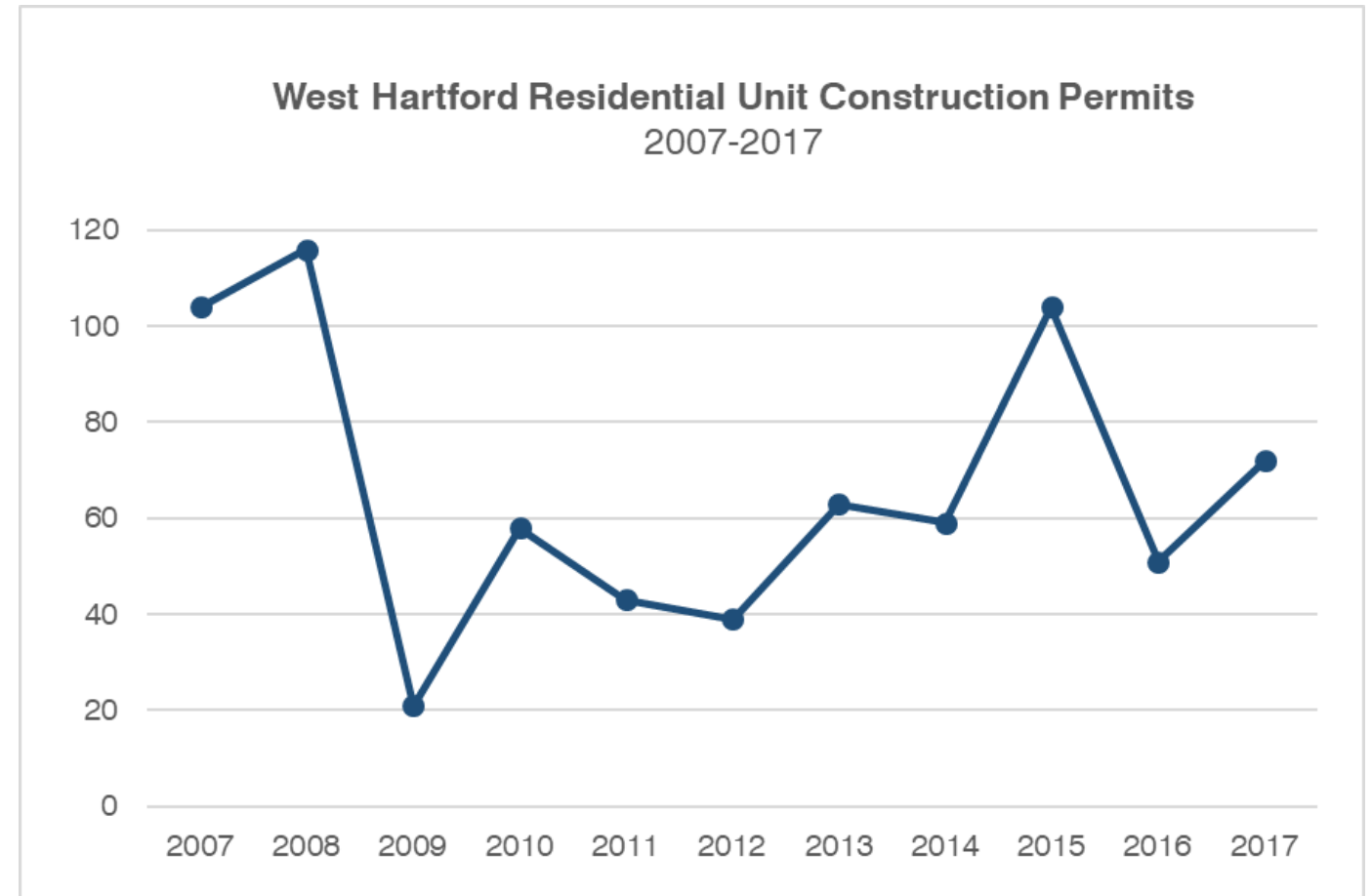
DEMOGRAPHICS: MEDIAN GROSS RENT VS HOUSING VALUE

- The increase in rents has outpaced the appreciation in housing values since 2010.



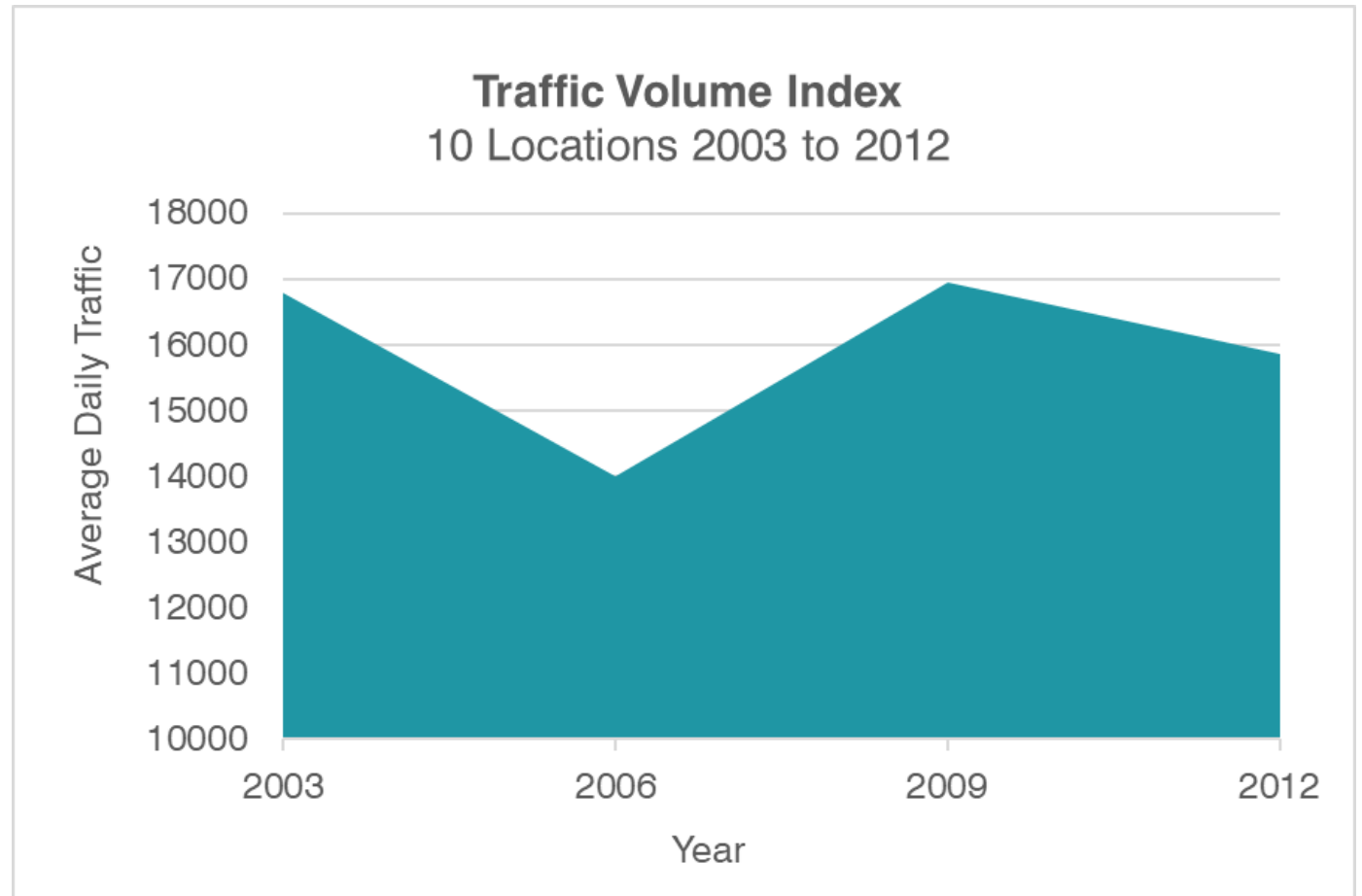
DEMOGRAPHICS: RESIDENTIAL CONSTRUCTION PERMITS

- Residential development activity has varied year-to-year, but has not since matched 2008 levels



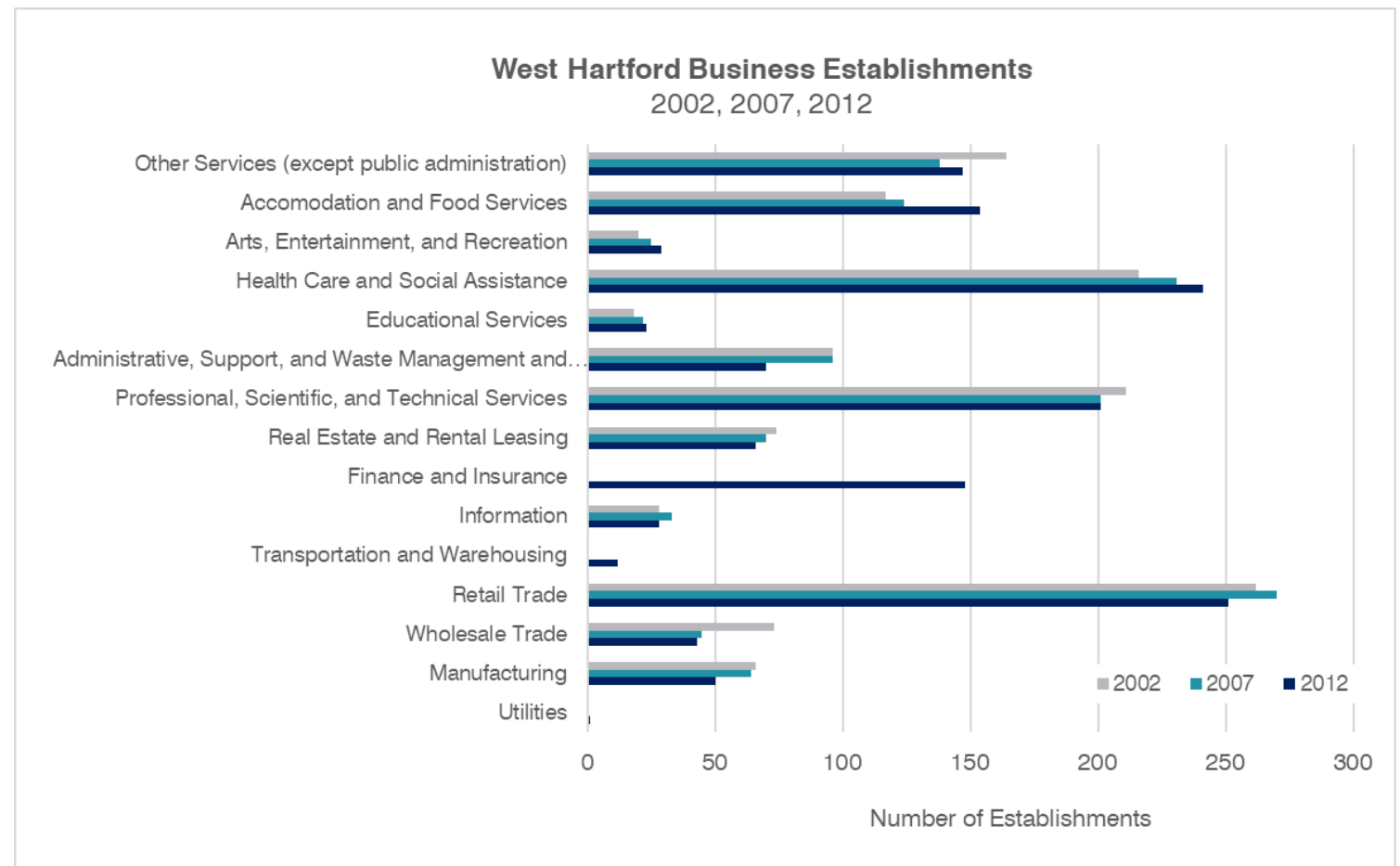
DEMOGRAPHICS: TRAFFIC VOLUME INDEX

- Traffic volume has fluctuated as much as 21% since 2003, but has only exceeded 2003 levels by 1% (in 2009)
- *Based upon an index of ten locations in town*
- *2012 is most recent data available*



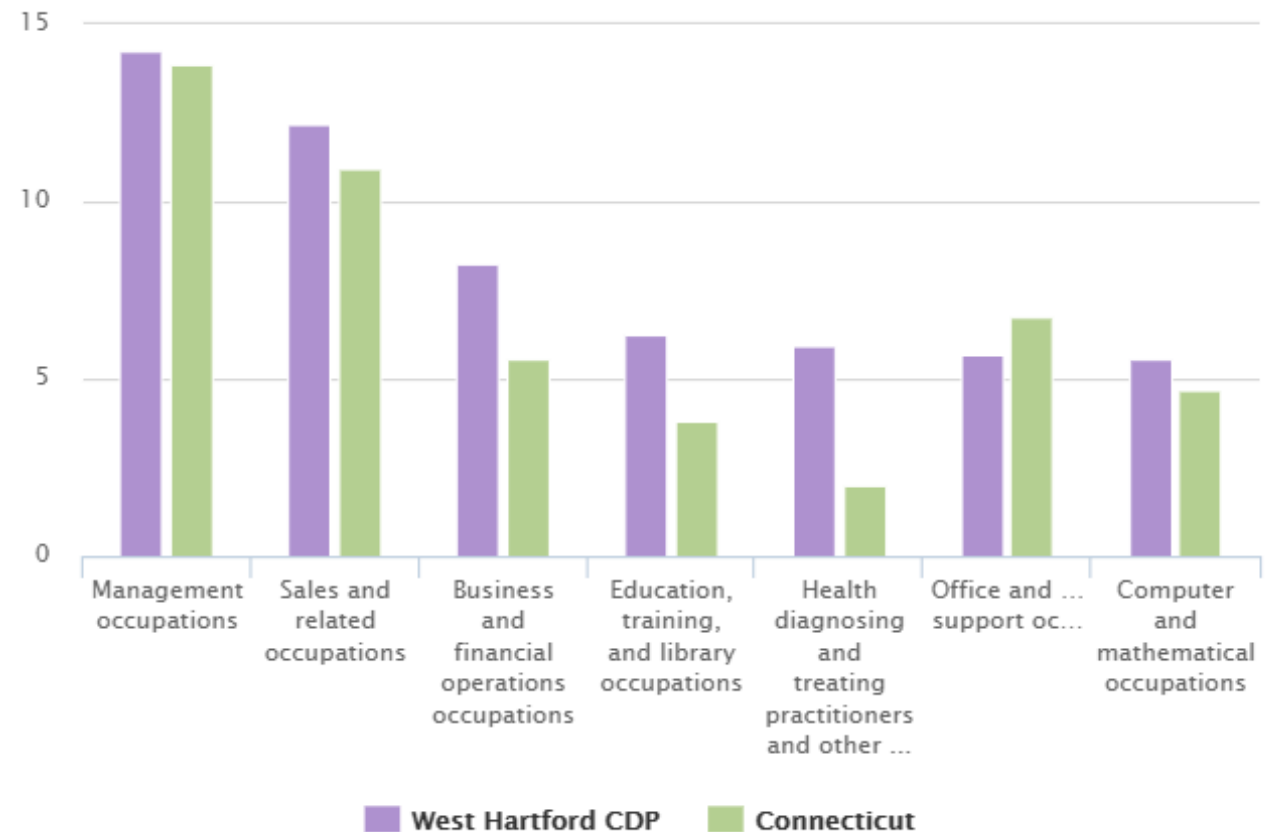
DEMOGRAPHICS: BUSINESS ESTABLISHMENTS

- Accommodation and Food Service establishments and Health Care and Social Assistance establishments have grown since 2002
- Administrative, Wholesale, Retail, and Manufacturing establishments have contracted since 2002



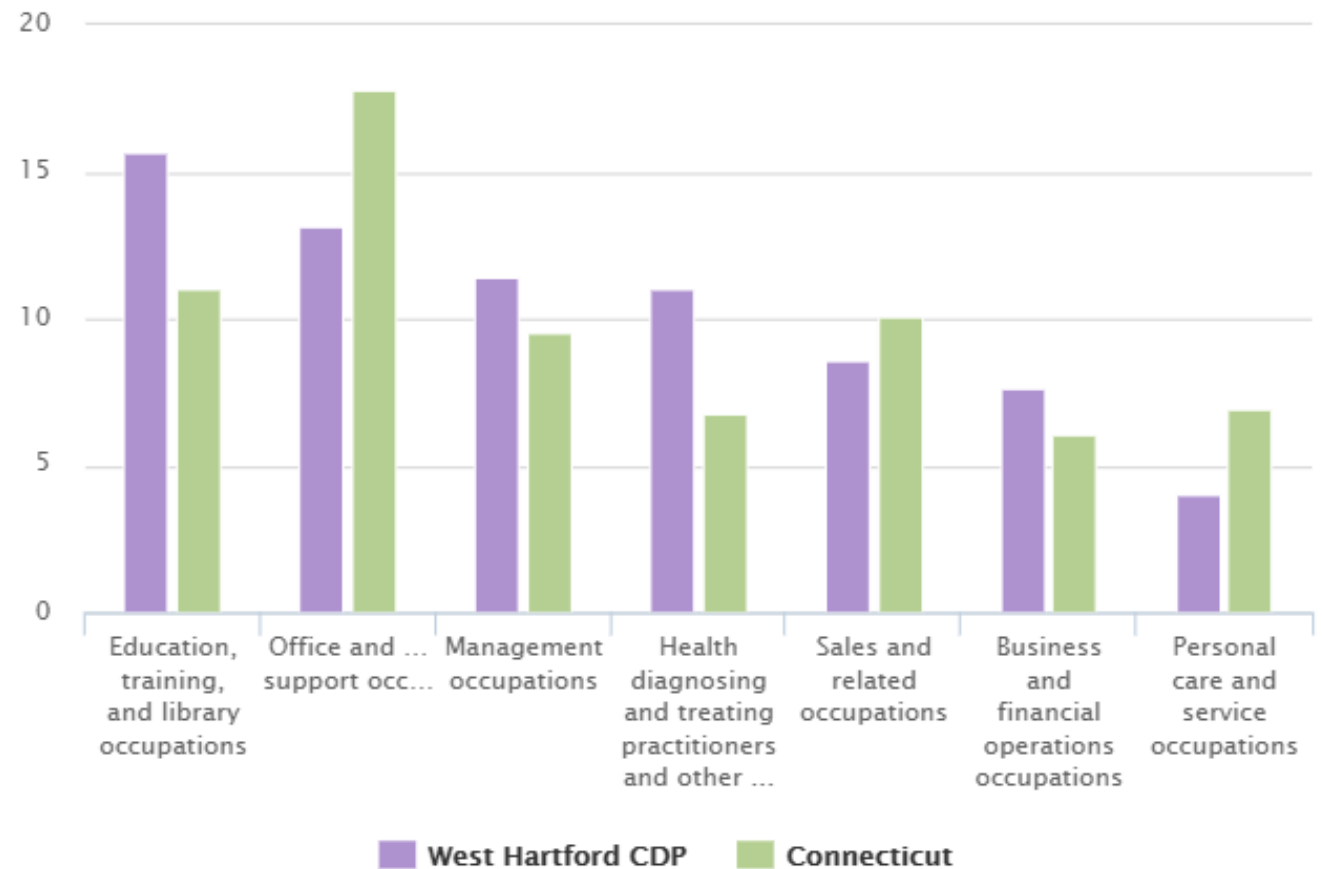
DEMOGRAPHICS: OCCUPATIONS (MALE RESIDENTS)

- Management occupations are the greatest occupation type of the town's male residents
- West Hartford exceeds the state in its concentration of its most common occupations among its male residents



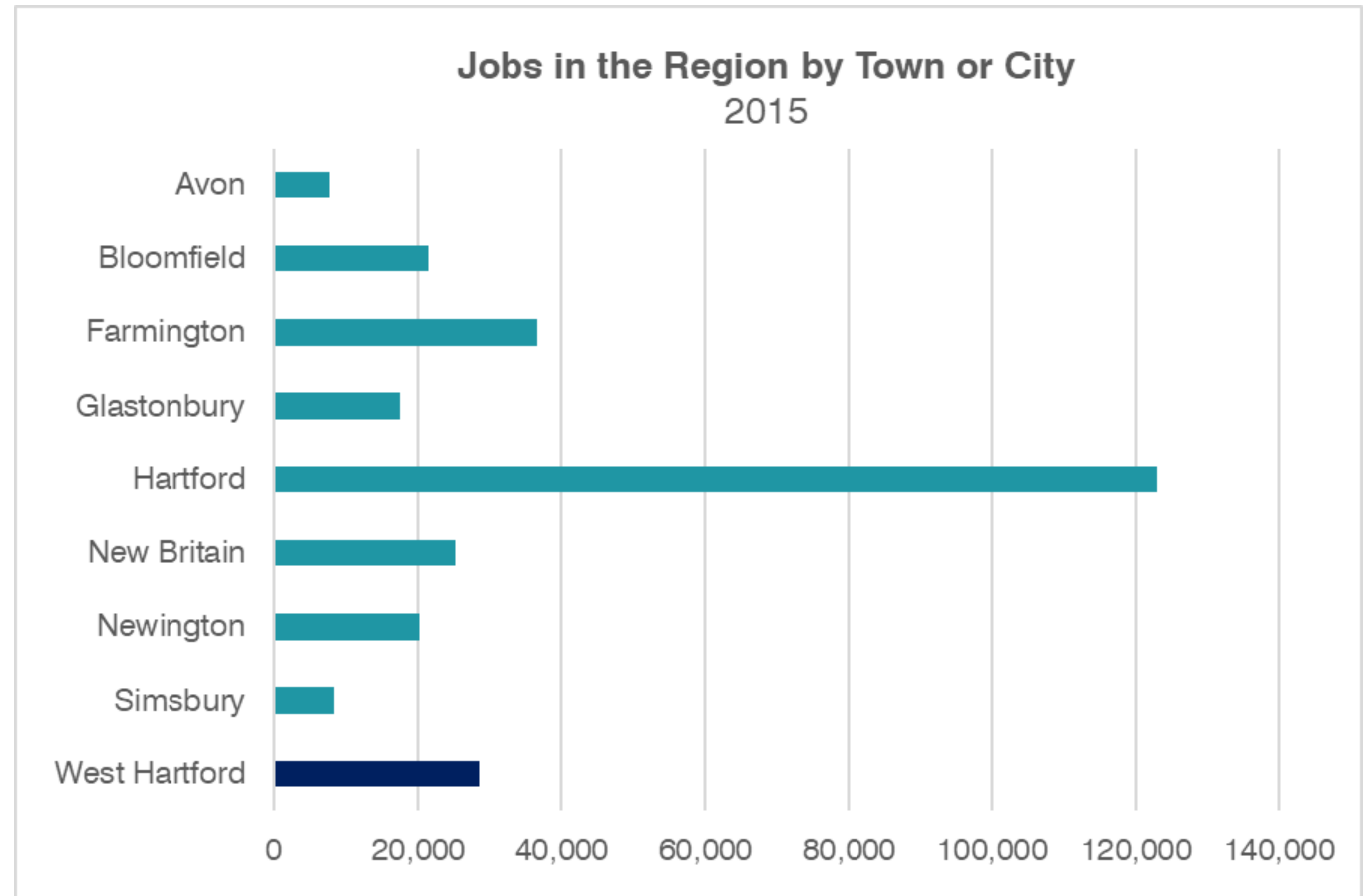
DEMOGRAPHICS: OCCUPATIONS (FEMALE RESIDENTS)

- Education, training, and library occupations are the greatest occupation type of the town's female residents



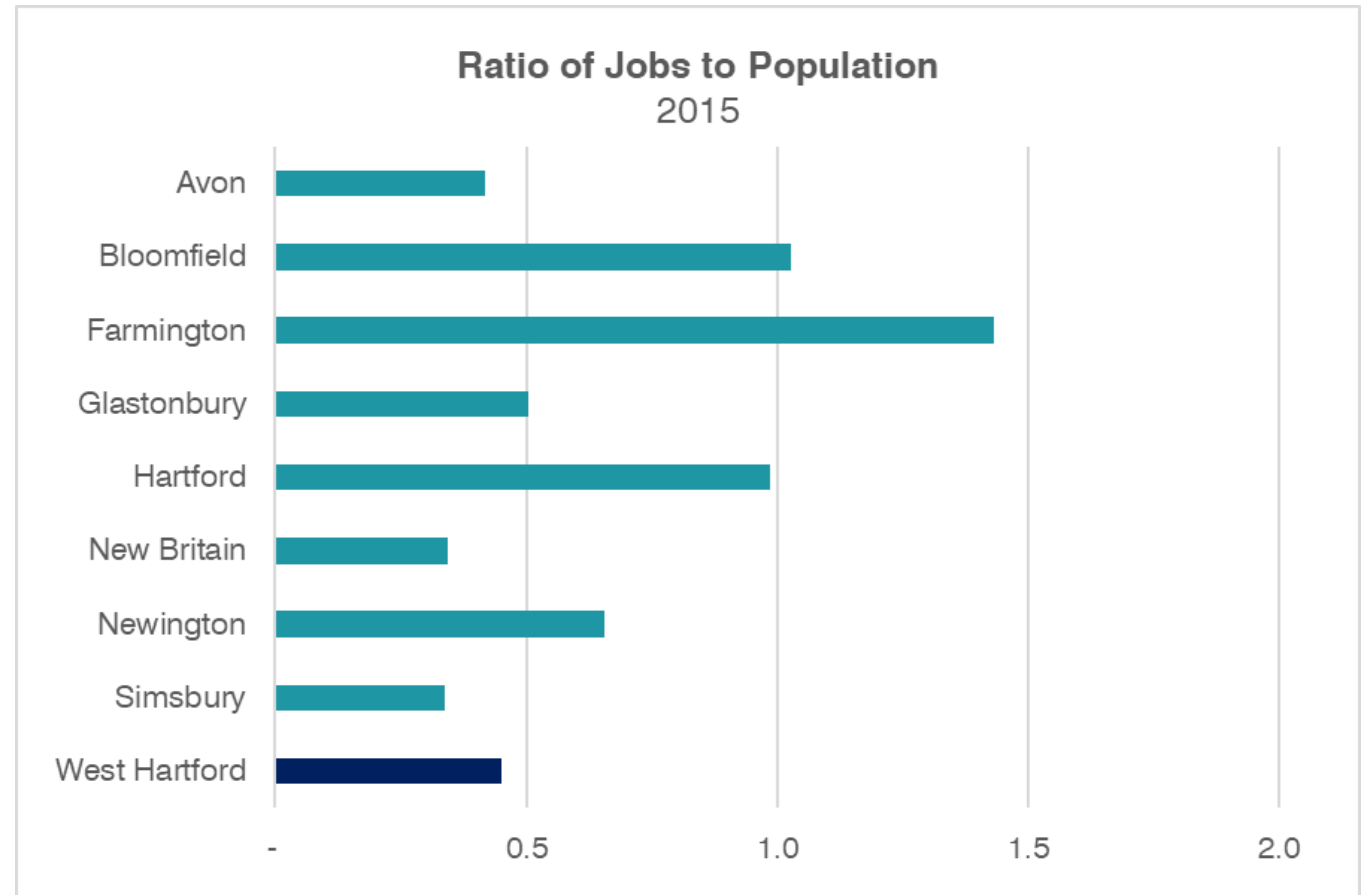
DEMOGRAPHICS: JOBS IN WEST HARTFORD VS REGION

- West Hartford has approximately the same number of jobs as New Britain, but less than Farmington.



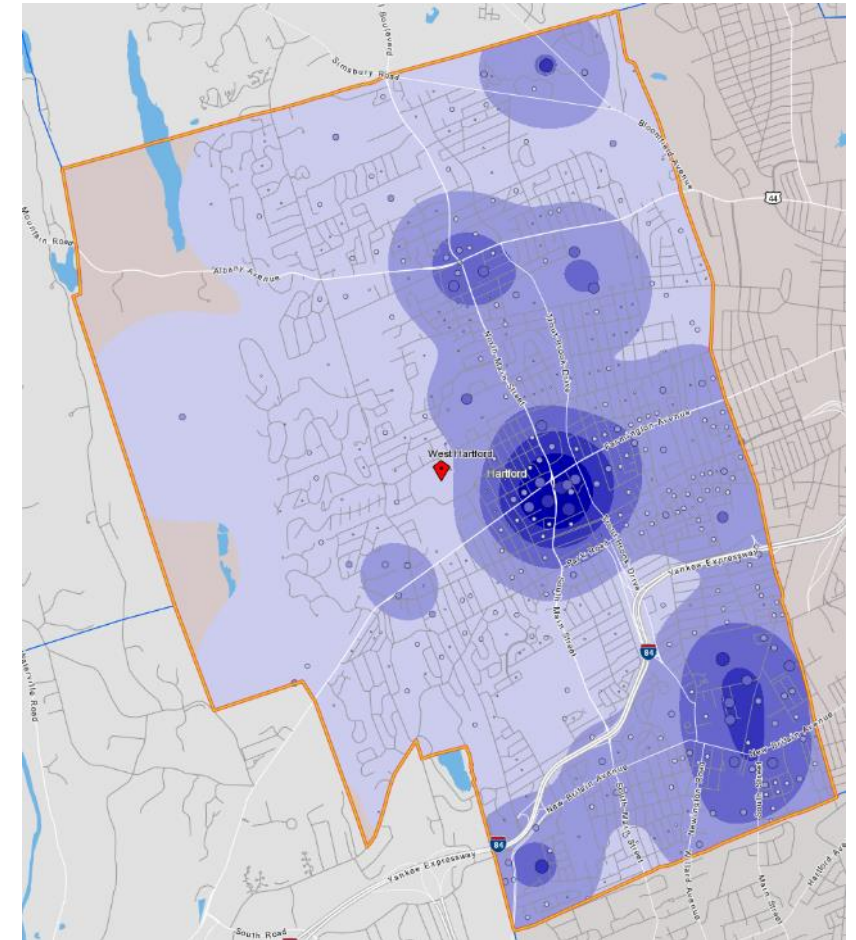
DEMOGRAPHICS: JOBS IN WEST HARTFORD VS REGION

- When adjusted for population, West Hartford has the same ratio of jobs to population as Avon, but is significantly lower than Farmington or Bloomfield.



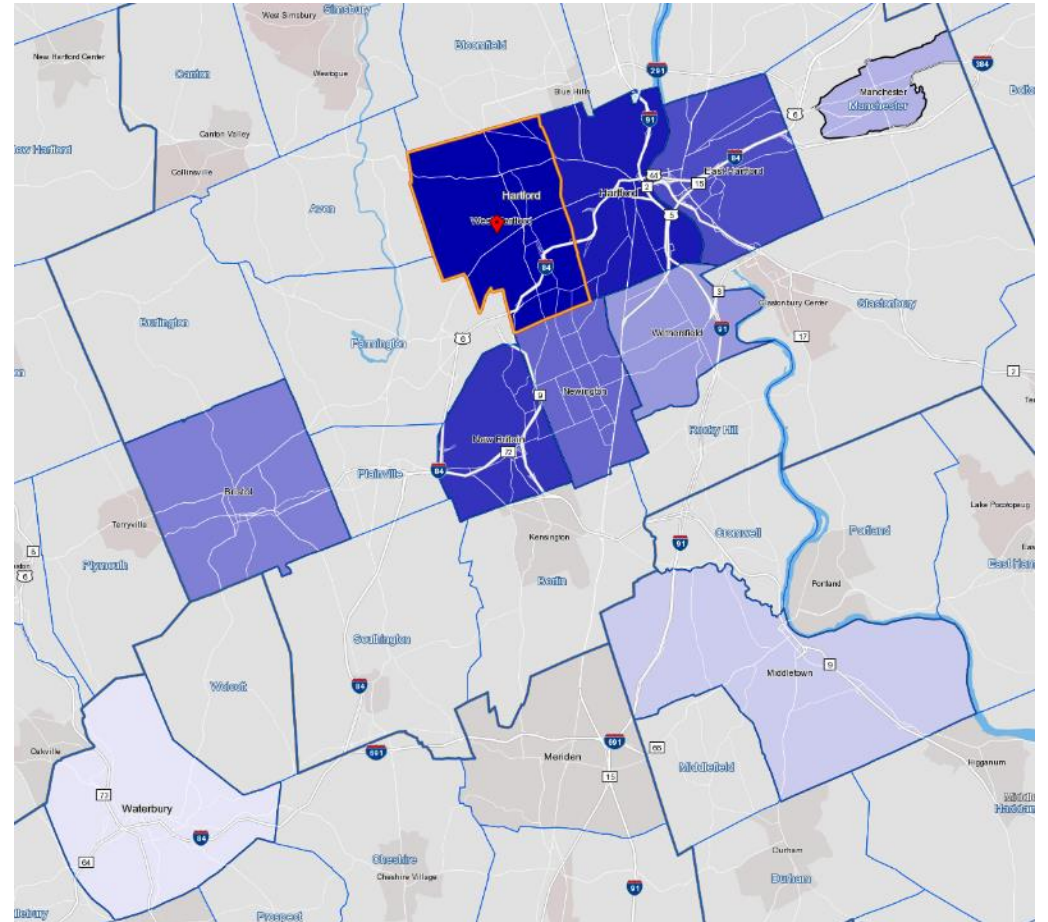
DEMOGRAPHICS: EMPLOYMENT CENTERS

- The greatest density of jobs in West Hartford are in the Center
- Other job centers include Bishop's Corner, New Park Avenue/Elmwood, and Corbin's Corner



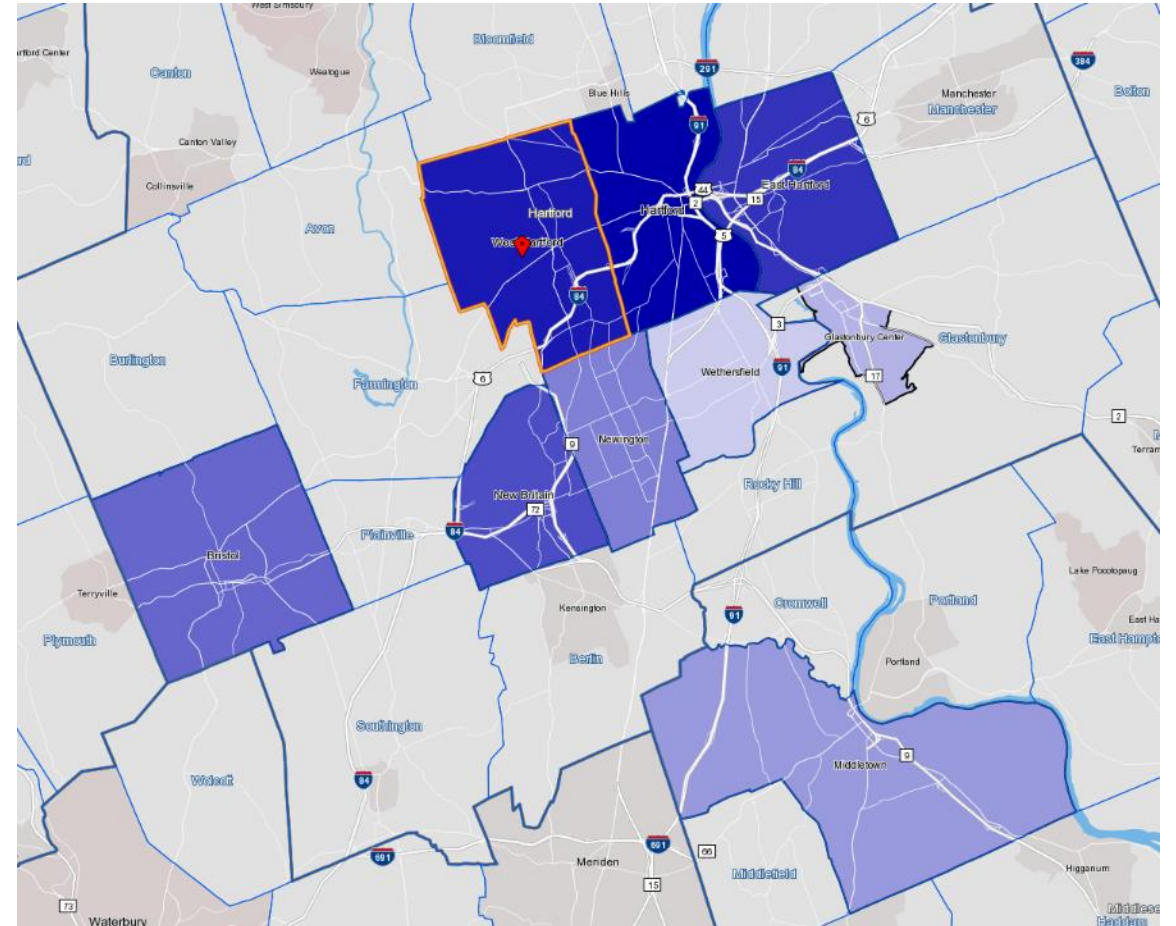
DEMOGRAPHICS: WHERE WEST HARTFORD WORKERS LIVE

- West Hartford attracts more workers from in town than from any other town or city.
- Hartford has the second highest population of workers that commute to West Hartford for work.



DEMOGRAPHICS: WHERE WEST HARTFORD RESIDENTS WORK

- Hartford is the most common commuting destination of workers who live in West Hartford
- West Hartford is the second most common destination



VISION AND GUIDING PRINCIPLES

- What should be the plan's vision?
- How much does the former plan's vision inform the vision?
- What are the guiding principles?



WEST HARTFORD continues to strive to be an attractive and livable residential community where community members have equitable access to a variety of options for housing, transportation and other amenities in a manner that reflects responsible stewardship of the natural, social, and economic resources necessary for long-term quality of life for the Town's current and future residents.

PROJECT SCHEDULE: THEMATIC MEETINGS

We need to identify dates and formats for four (4) thematic meetings. Potential themes:

- Housing
- Open Space and Recreation
- Economic Development/Retail District Planning
- Transportation
- Facilities and Infrastructure
- Sustainability and Environment

What are the priorities?

PROJECT SCHEDULE: POCD COMMITTEE MEETINGS

1. Conduct project kick-off meeting, discuss data needs, public outreach plan and schedule
2. Develop community engagement program and schedule, project survey
3. Present existing conditions findings and conduct a working session to develop and refine guiding principles and further identify issues and opportunities. Discuss findings from community engagement efforts.
4. **Next Meeting: Conduct topic discussions based on existing conditions findings and community engagement issue items. (need to schedule)**
5. Conduct an action and strategies discussion
6. Present Plan drafts

PROJECT SCHEDULE

